



<b>PRICE:</b>	\$250,000
<b>LOCATION:</b>	7777 University Ave., La Mesa, CA 91941
<b>REASON FOR SELLING:</b>	Other Ventures
<b>DEAL STRUCTURE:</b>	Cash
<b>SIZE:</b>	5,500 SF + 2 Patios
<b>RENT:</b>	\$1.18/SF + \$0.12/SF NNN
<b>LEASE TERM:</b>	10 years
<b>ABC LICENSE:</b>	Type 47 - no conditions
<b>PARKING:</b>	Large Exclusive Parking Lot w/ 45 Spaces

- ✓ Snag this fixtured restaurant in a trendy, emerging market
- ✓ Rare unconditional Type 47 license with live entertainment
- ✓ Phenomenal signage visibility on always busy University Avenue
- ✓ Freestanding building with two covered spacious patios
- ✓ Extremely below market lease for an extended period of time
- ✓ Near all of La Mesa's coolest retail, bars and restaurants such as Farmer's Table, BO-beau, The Hills, Coin Haus and more



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# The Riviera Supper Club

